



City of Lafayette

Design Review Commission

ACTION AGENDA

Regular Meeting

Date: Monday, April 28, 2025
Time: 7:00 PM
Location: Lafayette Library and Learning Center – Arts & Science Discovery Center
3491 Mount Diablo Boulevard, Lafayette, CA 94549

As a courtesy and technology permitting, members of the public may participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, meetings will continue despite technical difficulties for participants using the teleconferencing (Zoom) option. To participate virtually in the City of Lafayette's public meetings and provide public comment, please follow these steps:

- **Watch or Listen:** Meetings are broadcast on the City of Lafayette's YouTube Channel: <http://bit.ly/LoveLafayetteYouTube>. Archived, on-demand audio of each meeting is maintained on the City's website at www.lovelafayette.org/publicmeetings.
- **Join the Meeting Remotely:** At the time of the meeting, click the link to join.
<https://us02web.zoom.us/j/85420336821?pwd=SEVhTjFBL21ONVZoUWZWT0ROTxFpdz09>
Webinar ID: 854 2035 6821, **Passcode:** 451476
Telephone: (669) 900-9128
- **Submit Comments Before the Meeting:** Send an e-mail to the project planner. Comments received by 12:00 p.m. on the Monday before the hearing date will be included with the staff report packet. Comments and any graphics speakers wish to use as part of public comment must be submitted by 12:00 p.m. on the hearing date; the materials will be provided to the Commission and made available to the Commission and the public at the meeting.
- **Live Remote Public Comments:** Technology permitting, members of the public may submit live comment via Zoom using the link above. When the Commission invites public comment for the item on which you would like to comment, please use the "raise hand" feature (*9 if connecting by telephone) to notify staff. Each speaker is allowed three (3) minutes to speak. Any graphic a speaker wishes to use as part of public comment must be emailed to the Project Planner by 12:00 p.m. the day of the meeting.

THE MEETING AGENDA BEGINS ON PAGE 2

1. Call to Order – 7:00 PM
2. Roll Call
 - a. **Present:** Cass, Gray, Kauzer, Stanton; **Absent:** None; **Excused:** Hadilou.
3. Adoption of the Agenda
 - a. **April 28, 2025, Meeting Agenda**
Recommendation: Adopt the Agenda
Action: Adopted the Agenda
Vote: 4-0 (Ayes: Cass, Gray, Kauzer, Stanton; Noes: None.)
4. Public Comments

For items not on this or an upcoming agenda and within the purview of the Commission.
5. Consent Calendar
 - a. **April 14, 2025, Draft Meeting Minutes**
Recommendation: Approve the Minutes
Action: Approved the Minutes
Vote: 4-0 (Ayes: Cass, Gray, Kauzer, Stanton; Noes: None.)
6. Study Session – None
7. Continued Public Hearing
 - a. **HDP16-24, GR02-25 Blaj (Owner), R-20 Zoning:** Request for a Hillside Development Permit and Grading Permit to construct new retaining walls ranging from less than 1' to a maximum of 8' tall, removing existing unpermitted retaining walls, moving 105.9 cubic yards of earth (55.2 cut/50.7 fill) for the new retaining walls, and retroactive grading for unpermitted retaining walls and driveway within the Hillside Overlay District at 3385 Woodview Dr, APN 236-190-024.
Environmental Review: Categorically exempt from California Environmental Quality Act (CEQA) pursuant to §15301(l)(4), Existing Facilities, Accessory structures; and §15303(e), New Construction, Accessory structures.
Project Planner: Nichole Zittel, nzittel@lovelafayette.org, (925) 299-3211
Recommendation: Continue the item, without discussion, to a meeting date uncertain.
Action: Continued the item to the May 27th DRC meeting directing staff to bring alternative plans to the meeting with a Resolution to approve subject to conditions.
Vote: 4-0 (Ayes: Cass, Gray, Kauzer, Stanton; Noes: None.)
8. New Public Hearings
 - a. **DR15-20CC Terraces of Lafayette, APO zoning:** Minor design changes for the Terraces of Lafayette, including 1) removal of a switchback pedestrian access path from Pleasant Hill Rd, 2) the addition of 33 carports for a total of 361 carports, and 3) final electric vehicle (EV) charging plans at 3233 Deer Hill Rd, APN 232-150-027.
Environmental Review: An Environmental Impact Report for the project was certified in 2013 and an addendum was adopted in 2020 as part of the original Terraces approval, which provided a full environmental analysis and resulted in the adopted project mitigations. The current proposal will not result in additional impacts beyond what has been previously analyzed and approved. The project has an adopted Mitigation Monitoring and Reporting Program, including 54 conditions of approval.
Project Planner: Anna Tolle, atolle@lovelafayette.org, (925) 299-3205
Recommendation: Adopt DRC Resolution 2025-07, approving the proposed changes subject to conditions.
Action: Adopted DRC Resolution 2025-07, approving the proposed changes subject to conditions.
Vote: 4-0 (Ayes: Cass, Gray, Kauzer, Stanton; Noes: None.)

9. Other Business

- a. ARC Volunteer: Virtual meeting for Friday, May 2, 2025, at 9:30 a.m. – *Commissioner Cass*

10. Commissioners' Reports – *None*

11. Staff Liaison's Report – *None*

12. Adjournment – 7:30 pm

Michael Taylor /s/
City of Lafayette Planning

I, Michael Taylor, declare under penalty and perjury that this agenda has been posted at least 72 hours in advance of a Regular Meeting and 24 hours in advance of a Special Meeting at the Lafayette City Offices, 3675 Mt. Diablo Blvd., #210, Lafayette, CA. in the glass display case and on the City Website: www.lovelafayette.org.

Agendas and packets shall be made available at least 72 hours in advance of regular meetings and 24 hours in advance of special meetings at the Lafayette City Offices, 3675 Mt. Diablo Blvd., Suite 210, Lafayette, CA. and on the City's Website: www.lovelafayette.org.

Any writings or documents about an open session item provided to a majority of the Design Review Commission less than 72 hours before the meeting, shall be made available on the City's Website: www.lovelafayette.org. All comments received by the close of the public comment period will be available after the meeting as supplemental materials and will become part of the public record.

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